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## DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

016563

THAT JANET COUGHLIN, of Oakland of Kennebec, State of Maine duly appointed and acting personal representative of the Estate of J. HOBART PIERCE, SR., deceased, intestate, as shown by the probate records of the County of Kennebec, Maine, by the power conferred by law, and every other power, in distribution of the estate, grants to J. HOBART PIERCE, JR. of Oakland, County of Kennebec and State of Maine, being the person(s) entitled to distribution, the real property in Waterville, County of Kennebec, State of Maine, described as follows, to wit:

A certain lot or parcel of land situated on the westerly side of the Marston Road, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod set on the westerly right of way line of said road at a northeasterly corner of the land recently conveyed by deed of the grantor herein to Richard Pierce, said deed recorded in the Kennebec County Registry of Deeds; thence by the following courses and distances, to wit:

1. North Sixty-two Degrees, Fifty-one Minutes, Twenty-one Seconds West ( $N 62^{\circ} 51' 21'' W$ ) along a northerly line of the land of Richard Pierce, a distance of Four Hundred Seventy-one and 69/100ths (471.69) feet to an iron rod set for a corner; thence
2. North Twenty-seven Degrees, Forty-three Minutes, Twenty-four Seconds East ( $N 27^{\circ} 43' 24'' E$ ) along the easterly line of said land of Richard Pierce, a distance of Four Hundred Seventy-two and 84/100ths (472.84) feet to a drill hole set at the southwesterly corner of the land this day conveyed by deed of the grantor herein to Janet P. Coughlin, said deed to be recorded herewith; thence
3. South Fifty Degrees, Eight Minutes, Ten Seconds East ( $S 50^{\circ} 08' 10'' E$ ) along the southerly line of the land of said Coughlin, a distance of Six Hundred Two and 56/100ths (602.56) feet to an iron rod set on a curve in the westerly right of way line of said road; thence
4. In a general southwesterly direction following a curve to the right with a radius of Nine Hundred Sixty and 00/100ths (960.00) feet and with a central angle of Twelve Degrees, Fifty-eight Minutes, Twenty-eight Seconds ( $12^{\circ} 58' 28''$ ), an arc distance of Two Hundred Seventeen and 39/100ths (217.39) feet to a granite highway monument found at a point of tangency on said road line; thence
5. South Fifty Degrees, Thirty-five Minutes, Fifty-seven Seconds West ( $S 50^{\circ} 35' 57'' W$ ) along the westerly right of way line of said road, a distance of One Hundred Forty-four and 61/100ths (144.61) feet to the iron rod set at the point of beginning.

The above described lot contains Two Hundred Twenty-two Thousand, One Hundred Fifty-six (222,156) square feet, more or less, or Five and 100/1000ths (5.100) acres and is a part of the premises shown on a survey entitled, "Plan of Property Owned by Katherine Pierce and the Personal Representatives of the Estate of J. Hobart Pierce," dated 12/93 and recorded in the

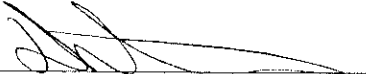
Kennebec County Registry of Deeds Plan File #94-212. All iron rods called as "set" in the above description are one-half (1/2) inch rebar, capped and labeled, "K & K Land Surveyors, Inc. #1132."


Being a portion of the premises described in the deed of A. Ernest Hustus to J. Hobart Pierce, said deed dated October 2, 1947 and recorded in the Kennebec County Registry of Deeds Book 868, Page 251. See Certificate and Abstract recorded in the Kennebec Registry of Deeds Book 4537, Page 55 and the records of the Probate of the Estate of J. Hobart Pierce in the Kennebec Probate Court for the source of title of the grantor herein.

This division is made pursuant to a devise and is therefore exempt from the provisions of 30-A Section 4401 et seq.

WITNESS, my hand and seal this 8th day of JUNE, 1995.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF


  
WITNESS

  
JANET COUGHLIN, AS  
PERSONAL REPRESENTATIVE  
OF THE ESTATE OF  
J. HOBART PIERCE, SR.

STATE OF MAINE  
Kennebec, ss

JUNE 8, 1995

Then personal appeared the above named JANET COUGHLIN in her said capacity and acknowledged the foregoing instrument to be her free act and deed.


  
David R. Whittier  
Notary Public

DAVID R. WHITTIER  
MY COMMISSION EXPIRES:  
AUGUST 31, 2000



RECEIVED KENNEBEC SS.

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ATTEST:   
REGISTER OF DEEDS